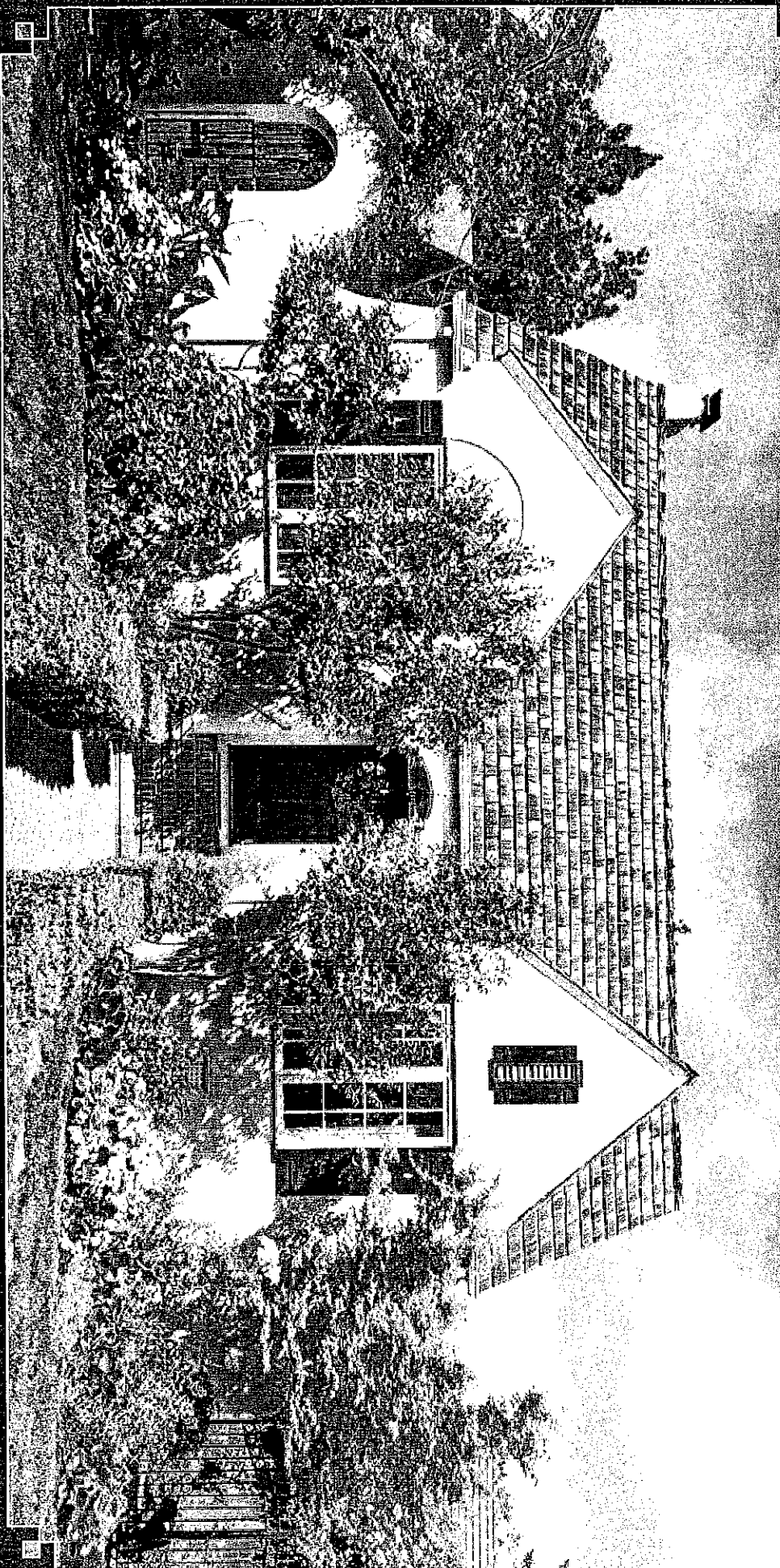




521 CRESCENT AVENUE, SAN MATEO

Set among the majestic, gently winding, tree-lined streets of San Mateo Park, one of the most elaborately designed enclaves on the Peninsula, an extraordinary combination of lush landscaping and classical architectural style has come together. Reminiscent of a time gone by, an exquisitely designed, charming English cottage-style residence beckons all who enter. This enchanting dwelling offers exquisite period details – an arched entryway at the front and side yard, a steep pitched roofline and an authentic stucco exterior. A rich, landscaped level lawn area greets visitors, bordered by a flower-filled setting of colorful hydrangeas, roses, and exotic palms. A classic brick walkway lined with manicured hedges sets the stage for what's to come.



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PRDS® DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS (Page 1 of 2)

(As required by the Civil Code)

Revision Date 8/04



When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent(s) in the transaction.

FORM NEEDS TO BE COMPLETED AND PROVIDED AS FOLLOWS:

- Listing Agent to the Seller before entering into a listing agreement;
- Buyer's Agent to the Buyer as soon as practicable before signing an offer;
- Buyer's Agent to the Seller before presenting an offer;
- Listing Agent, when acting as a dual agent, to the Buyer as soon as practicable before the Buyer signs an offer.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the Property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty, and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Section 2079.13 to 2079.24, inclusive, of the Civil Code set forth on the reverse side hereof. Read it carefully. If the transaction involves one-to-four dwelling residential property(s), including a mobile home, this Disclosure form must be provided in a listing, sale, exchange, installment land contract, or lease over one year.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

☒ BUYER'S AGENT
☒ BUYER'S AGENT
Date 5/13/13 Time 5 AM ☒ PM
by Man Rino (Associate Licensee or Broker-Signature)
Date 5/13/13 Time 5 AM ☒ PM
Date 5/13/13 Time 5 AM ☒ PM
Date 5/13/13 Time 5 AM ☒ PM

BUYER'S AGENT _____ by _____ (Associate Licensee or Broker-Signature)
Date _____ Time _____ AM ☐ PM ☐
SELLER _____ (before presentation of offer)
Date _____ Time _____ AM ☐ PM ☐
SELLER _____ (before presentation of offer)
Date _____ Time _____ AM ☐ PM ☐
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PRDS® LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE AND ACKNOWLEDGMENT

Revision Date 1/11



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This Disclosure applies to the Real Estate ☐ Purchase ☐ Lease/Rental Contract ("Contract") for

City of San Mateo County of San Mateo, California ("Property").

LEAD WARNING STATEMENT

PURCHASE AND SALE: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

LEASE: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

1. SELLER/LESSOR DISCLOSURE

- a) Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards at the Property other than as follows: _____
- b) Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards at the Property that have been received by Buyer/Lessee or are provided as an attachment (please list reports), other than as follows: _____
- (use additional sheet, if necessary)
- c) Buyer/Lessee has received, or is receiving as an attachment hereto, the pamphlet "Protect Your Family From Lead in Your Home" or an equivalent booklet approved for Federal and State use.
- d) Sales Transactions Only: Buyer shall have ten days from Acceptance (unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.
- (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: 5/23/13

Seller/Lessor: [Signature]

Date: 5/23/13

Seller/Lessor: [Signature]

2. ACKNOWLEDGMENT BY AGENT FOR SELLER/LESSOR

Agent has informed Seller/Lessor of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of said Agent's duty to ensure compliance. I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: 5/31/13

Seller's/Lessor's Agent: [Signature]

Print Name: Erica Dunning

3. BUYER/LESSEE ACKNOWLEDGMENT

- a) I (we) have received the "Lead Warning Statement" above.
- b) I (we) have received the pamphlet "Protect Your Family From Lead in Your Home" or an equivalent pamphlet approved for Federal and State use.
- c) Sales Transactions Only: Buyer acknowledges a right (exercisable within ten days of Acceptance, unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.
- (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: _____

Buyer/Lessee: _____

Date: _____

Buyer/Lessee: _____

4. ACKNOWLEDGMENT BY AGENT FOR BUYER/LESSEE

Agent has informed Seller/Lessor (through Seller's/Lessor's Agent, if the Property is listed), of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of the duty of Agent for Buyer/Lessee to ensure compliance. I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: _____

Buyer's/Lessee's Agent: _____

Print Name: _____

Company Name: _____



ACKNOWLEDGEMENT OF RECEIPT
Earthquake Safety & Environmental Hazards Booklet

- This booklet includes:
- Residential Environmental Hazards with Carbon Monoxide Update
 - Protect Your Family from Lead
 - Home Energy Rating System (HERS)
 - Homeowners Guide to Earthquake Safety with Toxic Mold and Natural Gas
 - Safety Information

PROPERTY: 521 Crescent San Mateo
SELLER(S): Maraffey
BUYER(S): _____

I have received a copy of "Homeowner's Guide to Earthquake Safety and Environmental Hazards" which includes all of the subsections noted above.

Date: 5/20/12 Seller: Joe Maraffey
Date: 5/23/12 Seller: Wendy Maraffey
Date: _____ Buyer: _____

Date: _____ Buyer: _____
Date: 5/3/12 Listing Agent: [Signature]
Date: _____ Selling Agent: _____



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CERTIFICATION OF COMPLIANCE WITH WATER HEATER, SMOKE DETECTOR AND CARBON MONOXIDE DEVICE REQUIREMENTS



REALTOR®

Property:

521 Crescent San Mateo

WATER HEATER COMPLIANCE

For purposes of reducing the serious threat of fire, explosion or electrocution resulting from water heaters that may overturn or suffer damage in an earthquake, California Health and Safety Code sections 19211 and 19212 require that all water heaters, whether new or old, be braced, anchored or strapped to resist falling or horizontal displacement due to seismic motion. There are no exceptions to this requirement. Compliance must be certified at the point of transfer of title or at the commencement of the Lease.

While the California Plumbing Code provides specific guidance as to the manner and means of securing water heaters, Seller/Owner is advised that different or additional requirements may be imposed by local ordinance. Seller/Owner is, therefore, encouraged to inquire of local code enforcement officers in regard thereto and to engage a competent plumber or other building professional to undertake any needed action and to assure compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding water heater bracing, anchoring and strapping.

Date:

5/22/13

Seller/Owner:

[Signature]

Seller/Owner:

[Signature]

SMOKE DETECTOR AND CARBON MONOXIDE DEVICE COMPLIANCE

Dwelling units (including, without limitation, single family residences) intended for human occupancy are, upon transfer of title (or in the case of a lease), required to be equipped with operable smoke detector(s) and, as of July 1, 2011, carbon monoxide device(s) of the type and in a manner specified by the State Fire Marshal. Compliance must be certified by close of escrow or at commencement of the lease. California Health & Safety Code section 13113.7 and 13260, et seq. Local ordinances and building codes may add additional requirements and should be consulted as to where (i.e., what placement within sleeping areas, hallways leading to sleeping areas, within staircases, etc.) smoke detector(s) and carbon monoxide device(s) should be located for optimal performance and for full code compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding the installation of operable smoke detectors and carbon monoxide devices.

Date:

Seller/Owner:

[Signature]

Seller/Owner:

[Signature]

Buyer/Tenant hereby acknowledges receipt of a copy of the above certification(s).

Date:

Buyer/Tenant:

Buyer/Tenant:



www.prdsforms.com

REAL ESTATE TRANSFER DISCLOSURE ("TDS")

(Page 1 of 3 - Revised 11/11)



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Mateo, COUNTY OF San Mateo, STATE OF CALIFORNIA, DESCRIBED AS 521 Crescent Ave, 2013. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

1. COORDINATION WITH OTHER DISCLOSURE FORMS:

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase money liens on residential property). The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☒ Inspection reports completed pursuant to the contract of sale or receipt for deposit.

☒ Additional inspection reports or disclosures: post a property report

II. SELLER'S INFORMATION:

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

OF THE AGENT(S), IF ANY, THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☒ is not occupying the property.

A. The subject property has the items checked below (read across):

- | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|--|--|--|---|---|---|--|--|--|--|---|--|--|--|--|---|--|---|--|
| ☒ Range | ☒ Dishwasher | ☒ Washer/Dryer Hookups | ☒ T.V. Antenna | ☒ Central Heating | ☒ Wall/Window Air Conditioning | ☒ Septic Tank | ☒ Patio/Decking | ☒ Sauna | ☒ Hot Tub | ☒ Locking Safety Cover* | ☒ Pool | ☒ Child Resistant Barrier* | ☒ Spa | ☒ Locking Safety Cover* | ☒ Number of Remote Controls | ☒ Carport | ☒ Electric | ☒ Water-Conserving Plumbing Fixtures* | ☒ Window Security Bars | ☒ Quick Release Mechanism on Bedroom Windows* | |
| ☒ Oven | ☒ Trash Compactor | ☒ Smoke Detector(s) | ☒ Carbon Monoxide Device(s)* | ☒ Central Air Conditioning | ☒ Sprinklers | ☒ Sump Pump | ☒ Built-in Barbeque | ☒ Pool | ☒ Child Resistant Barrier* | ☒ Automatic Garage Door Opener(s)* | ☒ Not Attached | ☒ Solar | ☒ Water Heater: ☒ Gas | ☒ Water Heater: ☒ Attached | ☒ Garage: ☒ Attached | ☒ Pool/Spa Heater: ☒ Gas | ☒ Water Heater: ☒ City | ☒ Gas Supply: ☒ Utility | ☒ Window Screens | | |

[*See related note, page 2]

Exhaust Fan(s) in Attic for
Gas Starter 220 Volt Wiring in
Roof(s): Type Shingle
Fireplace(s) in Living Room
Age: 5 (approx.)
Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes ☒ No. If yes, then describe. (Attach additional sheets if necessary.): _____

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials () ()

Buyer's Initials () ()

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes ☐ No. If yes, check appropriate space(s) below.
Describe: ☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)

If any of the above is checked, explain. (Attach additional sheets if necessary):

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1984, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with Section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property. ☒ Yes ☐ No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property. ☒ Yes ☐ No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property. ☒ Yes ☐ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. ☐ Yes ☒ No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. ☐ Yes ☒ No
6. Fill (compacted or otherwise) on the property or any portion thereof. ☐ Yes ☒ No
7. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☒ No
8. Flooding, drainage or grading problems. ☐ Yes ☒ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements. ☐ Yes ☒ No
11. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No
12. CC&Rs or other deed restrictions or obligations. ☐ Yes ☒ No
13. Homeowners' Association which has any authority over the subject property. ☐ Yes ☒ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). ☐ Yes ☒ No
15. Any notices of abatement or citations against the property. ☐ Yes ☒ No
16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others). ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): Fences are shared.

D. Seller Certification:

1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 1313.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Kar Maymy Date 5/24/13
Seller _____ Date _____
Buyer and Seller acknowledge receipt of a copy of this page.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof. Code § 11018.1) or pursuant to Bus. & Prof. Code § 11010.4.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

Seller Kim M. Smith Date 5/28/13 Buyer Stan P. D. Date 5/28/13

Seller Stan P. D. Date 5/28/13 Buyer Stan P. D. Date 5/28/13

Agent (Broker Representing Seller) Stan P. D. Date 5/28/13

Agent (Broker obtaining the Offer) Stan P. D. Date 5/28/13

(Please Print) (Associate Licensee or Broker Signature)

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

Agent (Broker obtaining the Offer) _____ By _____ Date _____

(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE:

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

☐ Agent notes no items for disclosure.

☐ Agent notes the following items:

Agent (Broker Representing Seller) Stan P. D. Date 5/28/13

Agent (Broker obtaining the Offer) Stan P. D. Date 5/28/13

(Please Print) (Associate Licensee or Broker Signature)

See attached

III. AGENT'S INSPECTION DISCLOSURE:

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONNECTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☒ Agent notes no items for disclosure.

☐ Agent notes the following items:

Property: 521 Crescent Ave Date 5/28/13

AGENT'S INSPECTION DISCLOSURE

521 Crescent, San Mateo

(To be completed only if the Buyer is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent (Broker Representing Seller) Alain Pinel Realtors

Purchaser to have their own investigation as to the condition of the home by a licensed contractor, soils foundation, and drainage specialists to satisfy themselves as to the condition of this property. Drainage and moisture conditions can affect foundations, dry rot, mold, and mildew conditions. The left and right side of the home is determined by looking at the home from the street.

The buyer has been informed to check out any conditions that may affect the desirability of the property including but not limited to traffic, weather air, land or sea, schools, and test scores, crime rate, permit evaluation. This agent has made no representation as to any of the above either express or implied. The buyer should make several trips to the property at different times of the day and evening to witness any information regarding neighborhood activities, traffic noise, neighborhood noise or nuisance problems or any items that may be present in the neighborhood that may not be determined on an initial visit.

This agent is not an expert in tax matters and does not give tax advice. The buyer and/or seller should call their accountant and/or tax preparer or specialist in that field for information, before buying or selling real estate in California.

The agent did not crawl in a crawl space or go into the attic to perform any types of agents visual inspection. The appliances in the property were not tested during the agents visual inspection. The roof was visually inspected from the ground level only. I am not a qualified inspector in this area and my comments are based only on what I saw from the street level.

The buyers/sellers are relying solely upon their visual property inspection and their professional property inspection and any other reports they obtained. The agent recommends that buyer obtain a professional property inspection report and termite report or any other inspection done by a professional in the field. This agent is not qualified to provide property inspections and is only providing information based on what he/she saw on the property.

Sewer lines in some properties of older age are made of orangebird piping which disintegrates over the years and needs replacement. Purchaser to satisfy themselves as to this condition.

1. Scratches on hardwood floors.
2. Some nicks on walls throughout the house.
3. Slope in floor in hallway.
4. Airplane and train noise may be heard.

5. Cracks in the driveway and garage slab.
6. Elementary School located across the street, noise from school may be heard and traffic and parking may be impacted during drop off and school events.
7. Some cracks on ceiling in various parts of house.
8. Some stains and efflorescence on slab in basement.
9. Some discoloration in upstairs bathroom sink.
10. Some nicks/scratches on kitchen cabinets.

By: _____
 Alain Pinel Realtors

 Seller

 Purchaser

 Date



www.prdsforms.com

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST



Property: San Mateo, CA Date: 5/26/13

THE INFORMATION ENTERED ON THIS FORM IS PROVIDED BY SELLER ONLY. THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE RELATED PURCHASE CONTRACT.

CAUTION TO SELLER: Seller must understand the importance and significance of Seller's disclosure obligations. Seller needs to take the time to carefully and fully complete all questions in this Checklist, including, but not limited to, providing a detailed explanation for all questions responded to with "yes." If Seller needs help in completing Seller's disclosure obligations, including what to disclose and how to disclose it, Seller should consult with Seller's own real estate attorney. Brokers cannot determine the legal sufficiency of any disclosure. In completing this Checklist, Seller should consider the following:

- Seller must disclose anything that is known to Seller that materially affects the value or desirability of the Property;
- It is always prudent for Seller to disclose and explain rather than remain silent;
- Seller can reduce the risk of subsequent disputes, claims, and litigation by making full disclosure to Buyer;
- Prior to completing this Checklist, Seller should review all existing documents in Seller's possession, including, but not limited to, past and current reports, inspections, disclosures, repair estimates, and invoices. Seller should provide these documents to Buyer with this Checklist;
- Seller should disclose all past and current problems, even those that have undergone repair, and should describe repairs that have been made;
- If Seller does not know the answer to any question, then Seller is "not aware" of that issue and should answer "No."

CAUTION TO BUYER: Buyer is responsible for conducting Buyer's own investigations into any and all issues which impact the value and desirability of the Property, whether or not the issue is referenced in any advertisement or discussed in the Seller's or Broker's disclosure documents or by any advisories received by Buyer. Buyer must bear in mind that a property may suffer defects or deficiencies of which neither Seller nor Broker is aware. Buyer should also recognize that not all issues can be objectively determined, and some issues can have varying impacts on different people, since some people may be more sensitive than others. Buyer is urged to do all of the following:

- Carefully read the information contained in this Checklist, along with any advisories, disclosures, inspections, and/or reports Buyer receives from any source;
- Conduct additional/further investigations and inspections regarding any issues that concern Buyer which are raised by this Checklist and/or by any advisories, disclosures, inspections, and/or reports received by Buyer from any source;
- Thoroughly and thoughtfully inspect and evaluate the Property and, in doing so, meet Buyer's obligation to protect Buyer, including those facts which are known to or within the diligent attention and observation of the Buyer;
- Engage qualified professionals to evaluate all aspects of the Property and to consult all appropriate governmental agencies as part of Buyer's evaluation of the Property, preferably during Buyer's property condition contingency, if any;
- Recognize that this Checklist does not include questions regarding every conceivable issue. If Buyer has any concerns, questions, or special needs that are not discussed in this Checklist, then Buyer should prepare Buyer's own written questions and request that Seller provide written responses to those questions prior to removal of Buyer's property condition contingencies, if any.

The information provided in this Checklist is from the Seller and not the Broker or individual real estate licensees. Unless specified in writing, the real estate licensees involved in the transaction have not verified, and will not verify, any of the information provided by Seller. Although licensed to list, sell, and lease real estate, Broker may not have expertise on the information in this Checklist.

SELLER SHALL RESPOND TO EACH AND EVERY ONE OF THE FOLLOWING QUESTIONS:
If Seller is aware of any negative condition or circumstance, whether past or present, and whether or not previously repaired, relating to any item that Seller has identified, Seller shall explain the underlying facts in detail in the space provided. (If necessary, use additional pages.)

1. GENERAL PROPERTY INFORMATION:

- A. Approximate lot size: _____
 - B. Approximate house square footage: _____
 - C. Approximate year house was built: _____
 - D. Number of years you have owned the Property: 8 yrs
- Lived at Property: 8 yrs
- Source: _____
- Source: _____

2. ALTERATIONS, ADDITIONS AND REPAIRS:

A. DURING YOUR OWNERSHIP, List below all alterations, additions and repairs made and designate the permit status for each item if applicable. Provide copies of permits and other Seller documentation in your possession related to each item (List on attached PRDS Transmittal of Documents or equivalent form). [UNK = UNKNOWN]

Description:	Date:	Permit Issued	Permit Final	Other Documentation
<u>Driveway</u>	<u>3/13</u>	YES ☒ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐ UNK ☐	YES ☐ NO ☐

Buyer's initials () ()

1.	Seasonal expansion or contraction of clay or other types of soils	YES	☐
2.	Landfill (of any material), grading, cut/fill, compaction	YES	☐
3.	Settlement	YES	☐
4.	Slippage/sliding, ground movement	YES	☐
5.	Erosion	YES	☐
6.	Other soils conditions or work:	YES	☐

B. ☒ Seller is not aware of any of the above.

4. SOILS:

☒ OTHER: Inspection recently done
☐ foundation ☐ foundation jacks/pier supports/shims ☐ steps ☐ stairs
☐ basement ☐ crawl space ☐ retaining walls ☐ boundary walls ☐ chimney ☐ doorways ☐ interior walls
☐ exterior walls ☐ ceilings ☐ walkways ☐ sidewalks ☐ driveway ☐ patio ☐ floors ☐ slabs ☐ beams
☒ Seller is not aware of any of the above

CHACKS, SETTLEMENT, MOVEMENT, SLIPPAGE or INSTABILITY:

A. Are you aware of past or present (including previously repaired) **CHACKS** in any of the following? ☐ foundation
☐ foundation jacks/pier supports/shims ☐ steps ☐ stairs ☐ basement ☐ crawl space ☐ retaining walls
☐ boundary walls ☐ chimney ☐ doorways ☐ interior walls ☐ exterior walls ☐ ceilings ☐ walkways
☐ sidewalks ☐ driveway ☐ patio ☐ floors ☐ slabs ☐ beams ☐ OTHER: *Inspection records done*

☒ Seller is not aware of any of the above.

Are you aware of any oral/verbal inspections/reports regarding the Property and/or the neighborhood that would adversely affect its desirability or value? If Yes, describe:

Identify and provide all prior written reports, inspections and disclosures (e.g., Transfer Disclosure Statement supplemental disclosures) received by you at the time of your purchase and during your ownership relating to the Property.

C. PRIOR REPORTS, INSPECTIONS AND DISCLOSURES:

Description:	Date:	Permit Issued	Permit Finalized	Other Documentation
		YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
		YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
		YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
		YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
		YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

for each item if applicable. Provide copies of permits and other Seller documentation in your possession related to each item (list on attached PRDS Transmittal of Documents or equivalent form). [UNK = UNKNOWN]

B. PRIOR TO YOUR OWNERSHIP: List below all alterations, additions and repairs made and designate the permit status.

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YES ☐ NO ☐

Seller's Initials () ()

B. Are you aware of any problems with or repairs to any aspect the A/C?

A. Describe the type of A/C in the Property. (If there are multiple systems/zones, account for each.)

Not Applicable (Property does not have A/C)

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

F. When was the heating system last serviced and by whom? Date: By:

E. What is the approximate age of the heating system? Years:
D. Are any bedrooms or other major rooms not directly served by the heating system?
C. Are you aware of any problems with or repairs to any aspect of the heating system?
B. Have you ever used any supplemental heating devices (e.g., space heaters)?

A. Describe the type of heating system in the Property. (If there are multiple systems, account for each.)

7. HEATING SYSTEM:

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

(e.g., stains, spots, tears, odors, and/or malfunctions)?
I. Shutters (interior), blinds and/or other window coverings that are damaged or defective
H. Seal failure or other defect in any multi-pane, thermo-pane windows or skylights?
G. Property that is cracked, chipped or broken?
F. Glass in any window, skylight, door (including shower door), or other feature or component of the
E. Windows/doors that are drafty and/or emit noise caused by wind?
D. Windows/doors that are otherwise fail to operate properly (continuously or seasonally)?
C. Carpets that are damaged or defective (e.g., stains, spots, tears or odors)?
B. Stains, scratches, discoloration, warping, cupping, chipping, cracking, sponginess, water damage or other defects (including those covered by rugs or furnishings) relating to wood, tile, linoleum or any other flooring surface?
A. Squeaking, sloping or out-of-level floors
To your knowledge, does there exist, or are you aware of any history of, the following?

6. INTERIOR ELEMENTS:

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

C. Are you aware of any past or present problems/issues relating to any items checked in 5A?
B. Seller is not aware of any of the above.

1. Standing/ponding water
2. Flooding
3. Surface or subsurface streams, creeks, springs, aquifer
4. High water table
5. Water intrusion/persistent dampness
6. Drainage system, sub-drain/French drain/curtain drain
7. Sump pump(s)
8. Sub-area/basement fan(s)
9. Dry well(s)
10. Water run-off (to or from your property)
11. Other water issues

A. To your knowledge, does there exist, or are you aware of any history of, any of the following?

5. SURFACE/SUB-SURFACE WATER/MOISTURE CONTROL:

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Date: 5/28/12

Your Property

Adjacent Properties

Property: 521 Crescent

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- C. Are any bedrooms or other major rooms not directly served by A/C? YES ☐ NO ☐
- D. What is the approximate age of existing A/C system(s)? Years: _____
- E. When was each A/C system(s) last serviced and by whom? Date: _____ By: _____
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

9. ROOFS/GUTTERS/SIDING: Are you aware of any history of:

- A. Leaks in, from, or through the
1. Roof of any structure at the Property? YES ☒ NO ☐
2. Decks or balconies that are roof surfaces? YES ☒ NO ☐
3. Siding, windows, skylights, gutters, downspouts, eaves or awnings? YES ☒ NO ☐
- B. Blockages in gutters and/or downspouts? YES ☒ NO ☐
- C. Repair, restoration, replacement (full or partial) on the
1. Roof of any structure at the Property? YES ☒ NO ☐
2. Decks or balconies that are roof surfaces? YES ☒ NO ☐
3. Siding, windows, skylights, gutters, downspouts, eaves or awnings? YES ☒ NO ☐
- D. ☒ Seller is not aware of any of the above.
3. Siding, windows, skylights, gutters, downspouts, eaves or awnings? YES ☐ NO ☒
2. Decks or balconies that are roof surfaces? YES ☐ NO ☒
1. Roof of any structure at the Property? YES ☐ NO ☒

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

11. TELEVISION/PHONE/ELECTRONICS:

- A. Your phone service is provided by: ☒ Land line ☐ Cellular ☐ Satellite ☐ Internet (e.g., VOIP) ☐ Other ☐ Comcast
1. Are you aware of any problems with wireless or other phone reception at the Property? YES ☒ NO ☐
2. Your service provider(s): ☐ Comcast
1. Have you ever experienced any ongoing or recurring problems with your connectivity? YES ☐ NO ☒
- D. Your internet service used at the Property is provided by: ☒ Cable ☐ Satellite Dish ☐ Public WiFi ☐ Other ☐
2. Your service provider(s): ☐ Comcast
1. Have you ever experienced any ongoing or recurring problems with your reception? YES ☐ NO ☒
- C. Your television reception is provided by: ☒ Cable ☐ Satellite Dish ☐ Antenna ☐ Internet ☐ Other ☐
1. Have you ever experienced any ongoing or recurring problems with your reception? YES ☐ NO ☒
- B. Is the Property equipped with an integrated phone systems (e.g., intercom, security systems, gates, or other functions)? YES ☐ NO ☒
- ****Note: Not all areas are serviced by cell phone service providers.

1. Have you ever had problems with the installed wiring? YES ☐ NO ☒

E. Is the Property wired for an integrated multimedia system? YES ☐ NO ☒

F. Existing security systems, services and/or devices:

1. Is the Property equipped with an alarm system? YES ☐ NO ☒
2. Is the Property equipped with a video surveillance system? YES ☐ NO ☒
3. Is the Property equipped with automatic security lighting system? YES ☐ NO ☒

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4. Is the Property equipped with electronically activated gates? YES ☐ NO ☒
5. Have you ever had problems with the any of the above? YES ☐ NO ☐
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

12. WATER SUPPLY/PLUMBING SYSTEMS (INCLUDING WATER, NATURAL GAS, AND PROPANE):

- A. Are you aware of any past or present plumbing (including water, natural gas and propane problem? YES ☐ NO ☒
- B. Has any repair, installation or work relating to water, natural gas or propane systems been undertaken at the Property? YES ☐ NO ☒
- C. To your knowledge, have any plumbed appliances (e.g., refrigerator ice maker/water dispenser, instant hot water) or other plumbing-related systems ever failed to operate properly? YES ☐ NO ☒
- D. Are you aware of any past or present water pipe leakage or flooding in the interior of the Property? YES ☐ NO ☒
- E. Have you ever experienced:
- 1. High or low water pressure problems at the Property? YES ☐ NO ☒
 - 2. Any problem with water supply, purity, quality or taste? YES ☐ NO ☒
 - 3. Excessive delays in drawing hot water to any faucet? YES ☐ NO ☒
 - 4. Any rust, sediment or discoloration in your water? YES ☐ NO ☒
 - 5. Any sinks, tubs and/or showers that drain slowly? YES ☐ NO ☒
- F. Does the property have an operating:
- 1. Water softener? ☐ Owned ☐ Leased ☐ None
 - 2. Purification system? ☐ Owned ☐ Leased ☐ None
 - 3. Hot water circulating system? YES ☐ NO ☒
 - G. Is your water supply fluoridated? YES ☐ NO ☒
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

13. WELL/PRIVATE WATER SYSTEM: ☒ Not Applicable ☐ If Applicable attach PRDS Well/Private Water System Checklist

- A. Have you had your waste or sewer lines snaked or rooted within the last 5 years? YES ☐ NO ☒
- If yes: How many times? When? Service provider?
- B. Are you aware of any past or present blockage, backup, overflow or other failure of the sewer system? (This includes toilets, tubs, kitchen and bathroom sinks, etc.) YES ☐ NO ☒
- C. Are you aware of any current government-imposed inspection, repair or upgrade requirement (e.g., sewer lateral tests) applicable to the Property? YES ☐ NO ☒
- D. To your knowledge, is the Property equipped with any booster or other pump system related to the sewer system? YES ☐ NO ☒
- E. Have you ever been notified or advised that your sewer line is offset, displaced, collapsing or in need of repair or replacement? YES ☐ NO ☒
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

14. SEWER SYSTEM: ☐ Not Applicable ☒ If Applicable attach PRDS Well/Private Water System Checklist

- A. If you are aware of the material (e.g., concrete, redwood, etc.), of which the septic tank is constructed, describe:
- B. Within the last five years, with what frequency has the septic tank been pumped? By whom?
- C. Are you aware of any past or present blockage, backup, overflow or other failure of the Septic System? YES ☐ NO ☐
- If yes, explain where, when, and frequency.
- D. To your knowledge, is the Property equipped with any booster or other pump system related to the septic system? YES ☐ NO ☐
- E. Are you aware of any previous repairs, replacements, relocations or expansions of the Septic System? YES ☐ NO ☐
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

15. SEPTIC SYSTEM: ☒ Not Applicable ☐ If Applicable attach PRDS Well/Private Water System Checklist

- A. If you are aware of the material (e.g., concrete, redwood, etc.), of which the septic tank is constructed, describe:
- B. Within the last five years, with what frequency has the septic tank been pumped? By whom?
- C. Are you aware of any past or present blockage, backup, overflow or other failure of the Septic System? YES ☐ NO ☐
- If yes, explain where, when, and frequency.
- D. To your knowledge, is the Property equipped with any booster or other pump system related to the septic system? YES ☐ NO ☐
- E. Are you aware of any previous repairs, replacements, relocations or expansions of the Septic System? YES ☐ NO ☐

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- F. Have you ever been notified or advised that any part of your Septic System is in need of replacement or repair for present usage? YES ☐ NO ☐
- G. Have you been informed by any advisory, notification, inspection report or other source that:
1. The current Septic System may preclude or limit expansion of living space at the Property? YES ☐ NO ☐
2. Soils conditions may preclude or limit expansion of the Septic System? YES ☐ NO ☐
- H. Are you aware of any present or contemplated governmental plans, measure, or requirements that:
1. May require hook-up or conversion to a public sewer system? YES ☐ NO ☐
2. May require that the septic system be inspected, replaced or upgraded? YES ☐ NO ☐
- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

16. LANDSCAPING/IRRIGATION:

A. Does the Property have:

1. A sprinkler system? ☒ Manual ☐ Automatic ☐ None
2. A drip system? ☐ Manual ☐ Automatic ☐ None
3. Exterior landscape lighting? ☐

4. A pond, waterfall, or other decorative water-related feature? ☐

5. A play structure? If yes, describe below the anchoring mechanism ☐

B. Are you aware of any existing defects, deficiencies or malfunctions in any of the above? ☐

C. Are you aware of any repairs, modifications, or replacement to any of the above? ☐

D. Does any sprinkler direct (or has it directed) water onto any siding, window or other surface of the structure? ☐

E. Are you aware of any diseases or infestations affecting trees or other plantings at or near the Property? If yes, describe below, including any treatment. YES ☐ NO ☒

F. Identify below the gardening service provider, cost, and frequency of service: *Current comes 1 time a week*

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

After a city tree fell in front of the house, I expanded the sprinklers. 12/12 was when the tree fell. No damage to house

17. SWIMMING POOL/SPA: ☒ Not Applicable

A. Does the pool have a heating system? ☐

B. Does the spa have a heating system? ☐

C. When was the pool heater last utilized? ☐

D. Identify the pool/spa service provider, cost, frequency, and date last serviced. ☐

E. Are you aware of past or present defects, deficiencies, or malfunctions regarding: ☐ the pool and/or spa or related equipment ☐ pool and/or spa surfaces ☐ decking or coping ☐ pool and/or spa alarms ☐ lighting, ladders, slides or diving boards ☐ pool and/or spa covers or enclosures ☐ water leakage from the pool/spa

F. Any repairs having been performed on the pool, spa, or related equipment? YES ☐ NO ☐

If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.

18. ANIMALS: Are you aware of:

- A. The current or prior presence at the Property or in the neighborhood of: ☐ cattle ☐ horses ☐ mountain lions/bobcats ☐ feral or other cats ☐ coyotes/wolves/dogs ☐ bears ☐ raccoons/opossum/skunks ☐ gophers/moles ☐ bats ☐ squirrels/other rodents ☐ turkeys/chickens/ducks ☐ crows/pigeons/hawks ☐ snakes ☐ frogs ☒ ants/spiders/other insects ☐ noise or odor-generating birds/other animals ☐ other

For each box checked in Paragraph 18, provide detailed explanation.

B. Pets or other animals at the Property? ☐ YES ☒ NO ☐

If yes, indicate the type or breed, number, and when they were present at the Property. *Australian Shepherd, our pet.*

C. Animal urine, feces, or spray coming in contact with any walls, flooring, carpets/pads or other interior surfaces? YES ☐ NO ☐

Seller's Initials (*[Signature]*)

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21. **GOVERNMENTAL ISSUES:** Are you aware of any of the following, whether past or present, on or applicable to the Property?
- A. The existence or pendency of any applicable rent control ordinance? ☒ YES ☒ NO
 - B. Bonds, fees or assessments, current or proposed, that do not appear on the Property Tax bill? ☒ YES ☒ NO
 - C. Restrictions on use of the Property other than those imposed by zoning laws or CC&Rs? ☒ YES ☒ NO

20. **ENVIRONMENTAL ISSUES:** Are you aware of any of the following, whether past or present, on or near the Property?
- A. Asbestos (e.g., in sprayed ceiling materials, furnace ducting, etc.)? ☒ YES ☒ NO
 - B. Mold, fungus or spores? ☒ YES ☒ NO
 - C. Environmental inspections or tests? ☒ YES ☒ NO
 - D. Odors, whether persistent, recurrent, occasional or seasonal? ☒ YES ☒ NO
 - E. The manufacture, storage, disposal, release, use or sale of illegal controlled substances, and/or any chemicals or substances used in the manufacture or preparation thereof? ☒ YES ☒ NO
 - F. Above-ground or underground storage tank for the purpose of storing of heating oil, gasoline/diesel or any other fluid? ☒ YES ☒ NO
 - G. The disposal, leakage or spills of motor oil, heating oil, solvents or other hazardous chemicals or substances from storage tanks or other sources? ☒ YES ☒ NO
 - H. The removal of any storage tank? ☒ YES ☒ NO

- If yes, explain in detail and provide all documents:
8. Any complaints to police or other governmental authorities regarding any neighborhood condition? ☒ YES ☒ NO
7. Property or neighborhood conditions or circumstances beyond those referred to above that might reasonably affect the value or desirability of the Property? ☒ YES ☒ NO
6. Burglaries, assaults or other crimes in the neighborhood? ☒ YES ☒ NO
5. Neighborhood litter or debris that reflects on or otherwise affects the Property? ☒ YES ☒ NO
4. Odors in the neighborhood that have been noticeable at the Property? ☒ YES ☒ NO
3. Any ongoing, planned or proposed construction at, on, or within any neighboring property or public facility or right of way? ☒ YES ☒ NO
2. Is the Property situated on or near a bus route? ☒ YES ☒ NO
1. Issues related to: ☐ in-home businesses ☒ local businesses ☐ schools ☐ religious facilities ☐ entertainment or sporting venues ☐ traffic congestion ☐ excess speed ☐ hampered driveway ingress or egress ☐ limited or congested on-street parking ☐ periodic or seasonal limited parking or traffic congestion ☐ loitering ☐ Other

19. **NEIGHBORHOOD CONDITIONS:** Are you aware of any of the following, whether past or present, on or near the Property?
- A. **NOISE:** Is noise related to any of the following noticeable at the Property? ☒ vehicular traffic ☐ railroad, train, light rail, BART, or other rail traffic ☒ schools or parks ☐ aircraft (Note: a city mandated disclosure(s) may be required)
- ☐ construction activity ☐ business, recreational, commercial or institutional facilities (e.g., daycare, religious, residential care) ☐ entertainment complexes, amphitheaters or other venues ☐ music, shouting, parties, sporting or other events ☐ gatherings or traditions (e.g., parades, block parties, holiday decorations, sporting events) ☐ neighbors ☐ dogs, cats, birds or other animals ☐ power lines, transformers, other electrical power equipment ☐ air conditioner, other appliances, generators, or pool equipment ☐ adjacent properties, common walls, floors, common areas (e.g., condominiums, PUD, etc.) ☐ Other

- If "yes" is entered as to any of the above or as otherwise applicable, describe (1) the issue and location, (2) repairs or replacements made, (3) who did the work and when, and (4) whether the issue has recurred. Provide all documentation.
- D. Staining, spotting, discoloration, warping or any other damage to any walls, flooring, carpets/pads or other interior surfaces relating to animal urine, feces, or spray? ☒ YES ☒ NO
 - E. Animal-related odors at the Property at any time of the year (e.g., during warm temperatures)? ☒ YES ☒ NO
 - F. Ticks, fleas or other pet-related insect problems at the Property? ☒ YES ☒ NO
 - G. Any treatment or process employed to eradicate pet-related odors, stains, or other problems? ☒ YES ☒ NO
 - H. Animals/pets buried on the property? ☒ YES ☒ NO

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Property:

521 Crescent Ave

Date:

5/25/13

22. TITLE/OWNERSHIP/LITIGATION:

A. Are you aware of:

1. Any use of the Property or a portion of the Property by a non-owner (e.g., as a pathway, driveway, landscaping, etc.)?

YES ☒ NO ☒

2. Any claim by a non-owner as to an ownership interest or right to possess or use the Property or any part of the Property (e.g., license, prescriptive easement)?

YES ☒ NO ☒

3. Current or contemplated legal proceedings (e.g., probate, trust, guardianship, quiet title, specific performance)?

YES ☒ NO ☒

4. Perimeter fences, walls or other constructed or natural borders relating to the Property that may be situated off the true Property line?

YES ☒ NO ☒

5. Encroachment from a neighboring property onto the subject Property or from the subject Property onto a neighboring property (e.g., fences, walls, structures or other improvements)?

YES ☒ NO ☒

6. Any lease or rental agreement that is, or is claimed to be, currently in effect?

YES ☒ NO ☒

B. Is access to the Property a shared driveway or private road?

YES ☒ NO ☒

1. If yes, indicate whether there are any agreements relating to use, ownership or maintenance. (If written, provide copy or if oral, describe below.)

YES ☒ NO ☒

2. Have there been any disputes, disagreements or failures to perform?

YES ☒ NO ☒

C. Do you have or intend to utilize a power of attorney in conjunction with the sale of the Property?

YES ☒ NO ☒

23. HOMEOWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY:

A. Within the past five years have there been any insurance claims made by you or anyone else relating to the Property? If yes, identify the following as to each claim (use additional pages, if necessary):

YES ☒ NO ☒

Name of Claimant: Carlos Santa Maria

Insurance Company: 2

Approximate Date of Claim: 12/12

Nature of the claim, and how resolved, if known

B. Within the past five years has any insurance company refused to issue or renew any policy of insurance relating to the Property? If yes, please indicate the following (use additional pages, if necessary):

YES ☒ NO ☒

Approximate date of such refusal

Insurance Company: Denied

C. Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance?

YES ☒ NO ☒

If yes is entered as to any of the above, explain in detail and provide all documents:

24. GENERAL: Are you aware of:

A. Any of the following having been filled in, removed, abandoned or not in use at the Property? ☒ pool/spa ☒ pond

B. Any fire, interior or exterior (including chimney flue fire), having ever occurred at the Property? ☒ YES ☒ NO

Seller's Initials ()

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Page 8 of 9

Buyer's Initials ()

Form RSSCL Rev 11/12

Instant Forms

Date _____ Buyer _____ (print name)
 Date _____ Buyer _____ (print name)

Buyer hereby acknowledges receipt of a copy of this document:

Date 5/28/13 Seller Margaret M. Maffey (print name)
 Date 5/28/13 Seller Kenneth Maffey (print name)

Seller certifies that the information set forth in this document is true and correct to the best of Seller's knowledge as of the date signed below:

25. ADDITIONAL INFORMATION NOT OTHERWISE DISCLOSED ABOVE (Use additional sheet, if necessary):

If yes is entered as to any of the above, explain in detail and provide all documents:

C. Any appliances or any electrical, plumbing or other systems (e.g., heating/A/C, etc.) or any areas of the Property that have not been used within the past twelve months? YES ☐ NO ☒

D. Any exterior locks without keys? If yes, identify below: YES ☐ NO ☒

E. A notice of default recorded against the Property? YES ☐ NO ☒

F. Whether the Property is presently subject to the jurisdiction of the federal bankruptcy court? YES ☐ NO ☒

G. The Property being designated as "historic"? YES ☐ NO ☒

H. Any death, natural or otherwise, having occurred anywhere on the Property within the past three years? YES ☐ NO ☒

Property: 524 Crescent Ave Date: 12/28/13

Residential Earthquake Hazards Report (2005 Edition)

NAME
Ken M. Kelly

ASSESSOR'S PARCEL NO.	STREET ADDRESS	CITY AND COUNTY	ZIP CODE
YEAR BUILT			

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

Page	See	Doesn't	Don't	Know	Yes	No	Apply	To be reported on the	Natural Hazards Disclosure	Report
12										
14										
16										
18										
20										
22										
24										
26										
36										

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
2. Is the house anchored or bolted to the foundation?
3. If the house has cripple walls:
 - Are the exterior cripple walls braced?
 - If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
5. If the house is built on a hillside:
 - Are the exterior wall foundation walls braced?
 - Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?
8. Is the house outside an Alquist-Prilio Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page. As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

(Seller) _____ Date _____
(Buyer) _____ Date _____

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

The Homeowner's Guide to Earthquake Safety

Keep your copy of this form for future reference

**ADVISORY Regarding
US 101/Poplar Avenue/Peninsula Avenue
Interchange Safety Improvements (the "Project")**

Property Address: _____

You are advised that the Project and the related recommended improvements may impact the use or enjoyment of the property that you are considering to purchase. The local streets in the area surrounding the property being purchased may also be impacted. Accordingly, you are advised to investigate *independently* all matters related to or connected with the Project.

The Public Works of the City of San Mateo, located at 330 W. 20th Avenue, San Mateo, maintains a Project File, which is a source of information for the Project. The following website provides recent developments of the Project:

http://www.cityofsanmateo.org/downloads/government/ars/cc_06_02_21_ssar01.pdf
For more information, you may also call:

Public Works Department, City of San Mateo, (650) 522-7337
Public Works Department, City of Burlingame, (650) 558-7230
CalTrans Public Information, (510) 286-6115

By signing below, you acknowledge that you are relying on your own, independent investigations of the Project to make your own purchase decisions concerning the Property and not on any information provided or not provided to you by the sellers, or the listing and the selling agents concerning the Project.

Dated: _____

Buyer _____

Dated: _____

Buyer _____

This Advisory is being furnished by SAMCAR solely to provide information to its members in dealing with transactions involving properties located in the Cities of San Mateo and Burlingame. While SAMCAR encourages its members to incorporate this Advisory into their disclosure package when applicable, the members should consult with their own professional advisors for advice.



This "AS-IS" Addendum is entered into between _____ ("Buyer") and those Sellers ("Seller") who are parties to that Real Estate Purchase Contract ("Contract"), dated _____, relating to _____ ("Property").

1. In further consideration of the price and terms of sale of the Property, it is agreed that Buyer is purchasing the Property in its present (i.e., as of time of Acceptance of the Contract), "AS-IS" condition, and without warranty from Seller.

2. This "AS-IS" Addendum supersedes and renders without force or effect:

- (a) any provision in the Contract that would have otherwise made Seller responsible for inspections, certifications or work relating to structural pest control issues affecting the Property, and
- (b) any provision (e.g., "maintenance clause") under which Seller would have specifically warranted that certain designated components, systems, appliances and/or other enumerated features of the Property shall be operative, in working order, or free from damage or defect at Close of Escrow.

(NOTE: The "AS-IS" nature of this addendum does require, however, that the Property and all its components, appliances and systems, including landscaping, be delivered at Close of Escrow in **no less than the same general condition as at time of Acceptance**, unless otherwise agreed in writing. Accordingly, Seller is advised to consider obtaining a "Seller's Coverage" home warranty to cover various aspects of the Property during pre-Close of Escrow time frames.)

3. Seller acknowledges the obligation of furnishing to Buyer all reasonably available reports and other information (of which Seller is reasonably aware) bearing on value and desirability of the Property and, unless the transaction is exempt, of furnishing to Buyer a completed Transfer Disclosure Statement ("TDS") and a completed PRDS Supplemental Seller Checklist. This means that even personal representatives of decedents' estates, as well as other TDS-exempt sellers, have a common law obligation to disclose information (of which they are aware) negatively bearing on value and desirability of the Property.

4. Buyer retains full rights to secure (and acknowledges the importance of and takes responsibility for securing) full and comprehensive inspections of the Property by competent contractors, inspectors and other qualified professionals, and shall retain all contingency rights (including property condition contingency rights) provided for in the Contract.

5. Seller shall comply with smoke detector, water heater and all other government-mandated "point-of-sale" seller requirements. Seller shall remove all personal property and debris from the Property prior to Close of Escrow, unless otherwise agreed in writing.

6. Buyer and Seller agree and affirm that there are NO EXCEPTIONS made to this "AS-IS" Addendum or, if checked here ☐, EXCEPTIONS AS FOLLOWS:

Date: _____

Buyer: _____

Seller: _____

Buyer: _____

Seller: _____

PROPERTY INSPECTION REPORT

521 Crescent Avenue
for
San Mateo, Ca.
Mr. & Mrs. Mahaffey



READY TO APPROVE

SIGNATURE DATE

READY TO APPROVE

SIGNATURE DATE

PREPARED BY

de Wolf Inspection Services

1212 Edgehill Dr. Burlingame CA. 94010

650/348-9022



INTRODUCTION AND SCOPE OF INSPECTION

General Description This report is about the inspection of a two story home. The weather was clear at the time of the inspection and the inspection took approximately 2 hours.

Scope of Inspection This report is an overview of the structure and major systems, conducted in general accord with the Standards of Practice of the American Society of Home Inspectors. It is not the intention of this report to be technically exhaustive within any one field. If further information is desired on a particular subject, a specialist should be retained. The scope of the inspection is limited to the subjects discussed in the report, and does not extend to items or areas which were not visually accessible. Environmental hazards, including but not limited to asbestos, radon, formaldehyde, lead, mold and electromagnetic radiation are not included in this inspection except as specifically addressed in the report.

This report is not a guarantee or warranty of the items inspected. This report is not a substitute for disclosure statements required of sellers upon transfer of real property within the state of California.

Though the building codes are a standard for evaluation of many building systems and components, this is not a code-compliance report. By definition, such inspections can only be performed by the building department of local jurisdiction.

This is not a termite report and should not be substituted for one. Information on wood-destroying pests and organisms can only be provided by a licensed structural pest operator.

A determination as to the presence of animal pests, rodents, of termites, decay or other wood destroying organisms is beyond the scope of this inspection. We recommend that a qualified pest control firm be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. We recommend that periodic examinations be made by a licensed pest control firm as part of routine property maintenance.

At the end of each section of this report, there is a short summary of our primary recommendations. These recommendations may include items that are not defects, but are suggestions for enhancements or upgrading to new construction. Standards that may not have been in effect at the time of original construction. These recommendations should not be considered the only significant items and we suggest that a list of priorities be established after thoroughly reading this report and consulting any necessary experts or specialists.

If you are not named above and wish to use this report, we strongly urge that you retain de Wolf Inspection Services or other qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the total fee paid for this inspection. This offer is good for 6 months from the date of inspection, after which we recommend a complete reinspection be performed.

This report is confidential, and was prepared solely for the use of the client(s) contracting for the inspection. This report should not be relied upon by any other parties. de Wolf Inspection Services is under no obligation to discuss this report with any persons other than the client(s) who contracted for the inspection.

Orientation Throughout this report, reference will be made to items being on the left or right side. This orientation assumes one is facing the house from the street.

ROOF

Access

We observed the roof by walking on the surface.

Surface Materials

The roof surface on this building was wood shake.

Wood shakes are made from predominantly clear western red cedar, they are split to achieve a taper. Shakes may have a split faced and a sawn back or be taper-split with both sides having a split surface. In either case, the split side is exposed to the weather because it has small smooth grooves parallel to the grain that channel rainwater down the surface of the shake. The courses of shakes are usually alternated with an interlayment of 30-lb. shakes. *felt that retards the penetration of moisture through the relatively large gaps between*

Roof Condition

We found a few broken and missing shakes. The roof was in serviceable condition. It appeared for the most part properly installed. With proper maintenance the life of the roof can be extended. We recommend that the roof be repaired for extended life.

Gutters and Down spouts

There were metal gutters at the lower edges of the roof of the house. Many of the gutters had debris in them. We recommend that the interior of the gutters be thoroughly cleaned. Rain gutters should be cleared periodically as part of routine maintenance.

Several of the downspouts were directed into subsurface drain lines. We recommend testing the subsurface drain lines with a strong flow of water from a garden hose. This should be done periodically to clear leaves and debris and to be sure that the drain is free flowing.

Several of the down spouts around the building emptied near the foundation walls. We recommend that extensions or splash blocks be installed at the bottom of the down spouts to direct the water away from the foundation.

The rain gutters and downspouts are an important part of the drainage system. A substantial amount of water flows from the roof surface, and the downspout system should direct this water away from the house foundation. Roof surfaces, rain gutters, downspouts, and subsurface drain lines, if present, should be checked regularly. Leaves and other debris should be removed. Downspouts should be checked several times a year for debris blockage. Gutter corner joints and connections may need periodic caulking. Observe the effectiveness of the roof drainage system by walking around the building during or shortly after heavy rains.

This report is only on the visible condition of the roofing. It does not provide an opinion on, or warranty against, past, present, or future leakage.

Recommendations

- Clean gutters of debris.

EXTERIOR

Site

The building site was higher than the street and sloped gradually down to the street.

There was a asphalt driveway which entered from the right.

Wall Siding and Trim

The siding was primarily stucco. The exterior flashings and trim appeared to be in generally serviceable condition.

Stucco consists of cement and sand plaster, reinforced with wire mesh and installed over a water-resistant membrane. Stucco sometimes can be pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a "drip screed". The soil surface should be maintained below this edge to prevent moisture and termite entry behind the stucco. In older buildings, the bottom of the stucco often extends below soil level and may conceal moisture or termite entry. These areas should be inspected regularly by a pest control firm.

There were large plants growing next to the siding. We recommend that the plants be trimmed to prevent wear on the siding.

Windows

This building had dual pane, wood and vinyl frame windows. We operated a representative number of windows. The windows we checked operated properly.

Not all windows were checked for operation, cracked or broken glass or the presence of screens. For adequate ventilation, it is necessary that each room have a window that will open.

Walk Ways

The front and back sidewalks were concrete. We observed minor cracking in the driveway.

Fences and Gates

There were wooden fences at the sides and rear of the lot. They were in a generally serviceable condition.

Landscaping

Plants were growing against the building in several places. We recommend that these plants be trimmed or removed away from the building to prevent damage and insect entry.

Detached Buildings

There was a detached garage at the at the right rear. This garage had overhead type garage door. The garage door did have an automatic opener. The door functioned properly.

Recommendations

- Trim plants from siding and roof.

INTERIOR

Scope of Inspection

Cosmetic details or minor nuisance conditions were not within the scope of the inspection. The interior was inspected only for items of relevance to the major systems, or other items as mentioned in this section. Our inspection does not include areas which are obscured by furniture, carpets, coverings or any other items. The interior was furnished.

Walls and Ceilings

The interior walls and ceilings in most rooms were surfaced with sheet rock (gypsum board). The ceiling and walls were in serviceable condition. We were unable to access the wall cavities and were unable to determine the presence or condition of wall insulation.

Flooring

The flooring in the living areas were hardwood, the flooring was in serviceable condition. The floors were uneven and were not level in several areas. This condition was apparently caused by foundation settling or movement. Future settling and unevenness in the floors should be expected.

Doors

Glass panes in several doors did not appear to be tempered safety glass. We suggest that the installation of safety glass be considered as a safety upgrade.

SAFETY GLASS: The general rule for new construction is that glass which is less than 18 inches from the floor (and larger than nine square feet), glass that is adjacent to a door, or glass in a door (unless smaller than three inches in diameter), must be the tempered safety type. While there is no requirement to change existing glass, safety glass is required when new glass is installed. Special care should be taken in these areas until safety glass is installed. Furniture can often be arranged to direct traffic away from non-safety glass windows. Applying glass decals to sliding glass doors and large windows can help prevent accidents caused by persons who may think they are walking through an open door. Special plastic films are available which can be applied to the glass to reduce the likelihood of injury should the glass break.

Smoke Detectors

Smoke detectors were noted in the house. We do not test smoke alarms as a test could cause the alarm to malfunction and may give a false sense of security. Some alarm manufacturers will void the warranties if their alarms are tested using smoke sprays. We recommend that the operating manuals for these devices be referred to for proper testing procedures.

Smoke detectors should be installed on every floor and in hallways near sleeping areas. As of 1992 most jurisdictions also require that smoke alarms be installed in each bedroom in new construction. Direct wired smoke alarms should also have backup batteries so they will function in a power outage. Smoke alarms should be tested routinely by the building residents following the instructions in the detector operating manual.

Railings and Stairs

There was a staircase at the right rear. This staircase did not have a handrail. We recommend that a proper handrail be installed. These stairs are called winders stairs, where there is a sharp bend in the stairs, this condition does not meet current building standards. This could be a trip hazard. We recommend that these stairs be modified for safer use. These stairs were unusually steep. Persons using the stairs should be especially careful. The overhead clearance above the stairway was not sufficient and could cause injury. We recommend a sign be placed over the stairway to warn persons of impaired overhead clearance.

RAILINGS: Large railing openings which may allow a child to fall through should be modified for safety. Modern standards call for openings to be less than 4 inches in diameter. The standard has been recently changed from 6 inches as it was found that many children can easily slip through a 5 inch opening. Staircases with 4 or more steps should have handrails which are between 1 - 1/2 inches and 2 inches wide and are shaped so that the handrail can be grasped. This requirement, while often ignored, is important for safe stairway usage. Handrails should be installed so that they are 34 to 38 inches above the leading edge of the stairway treads. Walkways higher than 30 inches, such as stairways, landings, decks, and accessible retaining walls, should have guardrails which are at least 36 inches high. Handrails should return to the railing or post or to the ground. They should not end in a projection which could be hooked by clothing or other items.

Half Bath

This bath had a toilet and a sink. The sink was freestanding. The sink and toilet functioned properly. The flooring was wood.

Hall Bath

This bathroom had a combination bathtub and shower. The shower and tub functioned properly. There was a curtain on the shower. The sink was freestanding. The sink and toilet functioned properly. The flooring was tile.

The tub was a whirlpool style with jets mounted in the tub walls. We did not fill the tub or test this unit. We recommend that the tub be filled and that the equipment be checked for proper operation. We recommend that the manual for this unit be obtained and studied for proper operating and cleaning procedures. The drain cover for the pump intake did not appear to be an anti vortex. This is a safety device which is designed to reduce the possibility of entrapment hazards. We recommend that the cover be replaced.

Upstairs Bath

This bathroom had a combination bathtub and shower. The shower and tub functioned properly. There was a curtain on the shower. The sink was freestanding. The sink and toilet functioned properly. The flooring was tile.

Kitchen

There was a stone counter top with a stainless steel sink. The kitchen sink was provided with a disposer. This kitchen was equipped with a dishwasher. The dishwasher drain did not have an air gap (or anti-siphon device). We recommend that one be installed. The purpose of an air gap is to keep sink waste water from flowing into the dishwasher. This device is required in new installations. The kitchen flooring was wood.

There was an exhaust fan with a grease screen above the stove. The fan operated properly. A suggestion for cleaning the grease screen is by running the screen through one cycle of the dishwasher. We check the cook top and oven for on/off operation only, our brief test of the heating elements does not include calibration of temperature, operation of self-cleaning cycles, or of timers. We did not operate the dishwasher.

Laundry Area

There was a laundry area in the basement. The laundry was equipped with a clothes washer and dryer. The clothes dryer was gas-fired.

Operation and inspection of laundry equipment is beyond the scope of our inspection.

Recommendations

- None.

CHIMNEY & FIREPLACE

There was a brick fireplace in the living room. If the fireplace is used regularly, periodic examinations by a qualified fireplace specialist should be made.

The fireplace had a functional damper.

The purpose of a damper is to block the flow of warm room air up the chimney when the fireplace is not in use. An open flue is comparable to an open window and will substantially reduce heating system efficiency. Dampers should be kept closed when fireplaces are not in use. Glass doors can also be used to serve the same function.

Fire box

The fire box contains the fire and protects the wood house framing. For this reason, it is important that the fire box be maintained in sound condition. The fire box should be checked regularly for loose bricks or cracking.

There were several minor cracks in the fire box.

Chimney and Flue

There was a clay-tile lined chimney inside a brick enclosure. This chimney flue did have a rain cap and spark arrestor screen.

Fireplaces General

We recommend that fireplaces be checked periodically by a licensed chimney sweep or qualified chimney contractor. This should be done annually if they are used regularly (once a week or more). They should also be inspected after any indications of movement from settling or earthquake activity. Determinations whether fireplaces or chimneys have adequate draft or are subject to smoking, or as to the soundness of chimney flue tiles, interior brickwork, or sheet metal are beyond the scope of our inspection.

Recommendations

- None.

STRUCTURE

Several modifications have been made to the building. We recommend that a permit history be obtained from the local building department to determine whether properly finalized building permits are on file for all additions or modifications.

The walls, ceilings, floors, and roof structure in this building appeared to be wood-framed.

Crawl Space Access

The access opening to the subfloor area was from an opening at the right front. We inspected the subfloor crawlspace areas by crawling beneath the accessible portions of the building floors.

Perimeter Foundation

This building had a raised concrete foundation with a wood-framed subfloor over a subfloor area or "crawl space." The access to the subfloor was good.

We found several cracks in the foundation walls. This condition is not unusual in older foundations. There were several non displaced cracks in the foundation walls. We saw no indications of recent significant movement. Future movement in the foundation and building should be expected and monitored.

The rate of settlement can be estimated by periodically measuring the foundation cracks. One method is to apply a small patch of fresh mortar to a cleaned and moistened portion of the crack, dating it for future reference.

Concrete curbs had been installed on the outside of the side and rear foundation walls. This is usually done to provide a barrier between the soil and framing. We observed efflorescence on several of the foundation walls.

Efflorescence is a white powdery deposit left on concrete by moisture which has dried on the surface and is an indication of defective drainage. Most concrete is porous and minor efflorescence is common. Extensive efflorescence may indicate the need for drainage improvement.

Substructure Framing

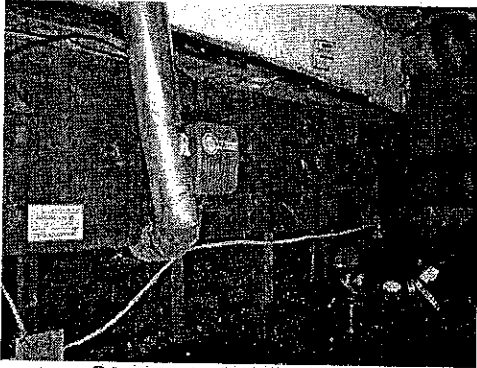
The floor framing consisted of one-inch subflooring over 2x inch nominal joists. The floor framing was supported by and intermediate piers and posts, and perimeter concrete foundation walls. We observed no indications of significant non-performance in the floor framing system.

The floor support beams were nailed to the posts beneath them, which is a standard method of construction at the building was built. We suggested upgrade would be to install steel T-straps or plywood gussets on these connections. This could strengthen this portion of the floor framing and improve the ability of the structure to withstand earthquake forces.

The underside of the floor was insulated. The floor insulation was installed with the vapor barrier facing the wrong direction. The exposed paper or foil faced insulation is both a fire hazard and a reversed vapor retarder/barrier. The facing will burn. This installation can allow moisture to collect in the insulation and may lead to floor and framing damage. We recommend that the properly insulation be installed.

There was wood-soil contact at the stairs to the right rear door/basement. Direct wood-soil contact is conducive to insect pest or moisture related damage and should be eliminated. The proper procedure is to provide an air space, to separate wood and concrete or with sheet metal, or to use pressure treated lumber.

The house had cripple walls. Cripple walls are short wall the extend up from the foundation to the floor joists. Plywood shear paneling had been added to the cripple walls. The installation of plywood shear paneling on wall framing provides earthquake and wind resistance. It is typically used on the walls between the foundation and floor framing. The shear paneling at the rear of the house did not attach to the upper plates and does not meet current building standards. We recommend that the shear paneling be properly installed.



Seismic

This foundation was not originally equipped with anchor bolts. The purpose of bolting is to secure the house to the foundation during a earth tremor. Modern standards call for additional bolts. If you are concerned, you may want to investigate further.

Our inspection of the bolts is considered a representative sampling due to the fact that not all may be available for visual inspection due to either finished surfaces, installation of shear panel or other conditions making inspection of all areas possible.

Under Floor area

The majority of the sub area soil was dry at the time of our inspection. The adequacy and condition of area soils, footing, foundations and structural framing can only be determined after a detailed analysis by a soils or a structural engineer. This type of analysis and these determinations are beyond the scope of this inspection.

The subfloor area soil at the front of the house was damp. Damp subarea conditions can lead to moisture damage or decay in the subfloor framing. We recommend that the subarea be checked in rainy weather for indications of poor drainage, and that the drainage be improved if needed. Drainage improvements may reduce future foundation settling or movement. Installing subsurface drains on the downspouts would carry roof water away from the foundation and may significantly improve drainage.

One method to reduce the amount of water entering this area would be to install a perimeter drainage system. This usually consists of a perforated drain pipe placed in a trench outside the building perimeter. The trench is lined with a special filter cloth and then filled with gravel. These are often call "French drains" and should be designed to ensure continuous flow downhill, away from the structure. To ensure proper operation, it should be designed or installed by a qualified drainage specialist.

The ventilation provided to the areas beneath this building was minimal. We suggest that additional subarea ventilation be provided.

There were two sump pumps at the front of the crawlspace. There was a third pump at the lower level of the furnace. The presence of a sump pump is an indication of poor drainage. We recommend that the sump pump be checked regularly. Pump failure could lead to flooding. We suggest that a spare pump be kept on hand to allow for quick replacement should the pump fail in rainy weather.

Ceiling and Roof Framing

The attic access opening was from the upstairs bedroom closet. Our inspection of the attic was limited to a visual examination from the attic walk ways to prevent damage to ceilings below. We did not walk on the ceiling framing as this could damage the ceilings below. The rafters were 2x6's approximately 2 feet on center. The ceiling joists were 2x6's approximately 16 inches on center. Several aspects of the attic framing are outdated and the framing appears undersized by modern standards, this is not uncommon for a house of this age. We observed no stains on the attic framing or other indications of roof leakage.

There was an exhaust fan in the attic. It was equipped with a thermostatically-controlled switch. The fan was functional at the time of our inspection. Adequate attic ventilation is important to prevent the accumulation of moisture which can cause decay and damage. Improved ventilation can reduce attic and interior room temperatures.

The attic insulation was not even and several areas had poor coverage or no coverage. We recommend that additional insulation be installed.

Recommendations

- Consider improvements to site drainage.

ELECTRICAL

Electrical Service

The service wires to the house were overhead, with service to the left side of the house. The meter and main panel was located on the outside of the house. The capacity of this service was estimated to be 100 amps. It was provided with both 120 and 220 volt service.

The electrical mast was not properly secured. The insulator connected to the roof was loose. We recommend that they be securely fastened.

The main panel grounding wire was attached to a driven grounding rod. The grounding rod was not driven to its full depth as required for effective system grounding.

Circuit Distribution

The main panel contained the following branch circuit breakers:

- 2 - 15 amp 120 volt
- 9 - 20 amp 120 volt
- 1 - 100 amp 220 volt Main Disconnect

disconnect all the power.

The breakers were the proper sizes for the wires which were connected to them.

Wiring

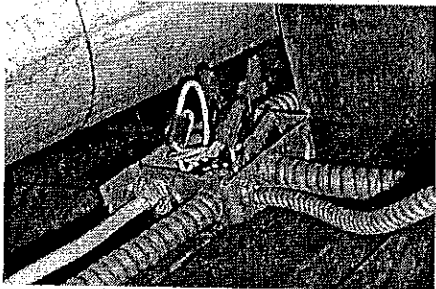
The accessible wiring was copper. Portions of the original knob and tube wiring were still in use with some improvements in the modern plastic-wrapped Romex. We observed the following defects in the wiring system (branch circuit conductors).

Knob-and-tube is an older wiring method in which the wires are secured by porcelain knobs instead of staples. The porcelain tubes insulate the wiring where it passes through holes drilled into the wood framing. An electrician should check before covering knob and tube with attic insulation. We do not advise using cellulose insulation as it may not be adequately fireproof. Downgrading the wiring capacity by installing 15-amp fuses (or breakers) can reduce the potential for overheating.

There was an exposed loose wire end in the attic. We recommend that this wire be repaired by a qualified electrician. The loose end of the wire should be placed inside a covered electrical junction box.

Several electrical boxes under the house that were uncovered. We recommend that covers be installed on these boxes. All electrical junction boxes should have proper covers.

By nature, most of the electrical wiring is not visible during the course of a visual, non-invasive inspection. Wiring/components concealed in the walls and ceiling are not inspected. Tracing of circuits and electrical distribution is outside the scope of this inspection.



There were 3-hole type receptacle outlets. A representative number of the outlets and switches were tested. An examination of each is beyond the scope of our inspection. We observed the below listed defect in the observed representative installed fixtures, switches, and receptacles.

Several 3-hole outlets were not grounded. We recommend they be properly grounded.

Three-hole outlets are often not grounded in older buildings. Two-hole outlets are commonly replaced with three-hole receptacles without adding a grounding wire for the third hole. Grounded outlets, which have a third grounding wire to carry any "stray" current safely to the ground, are necessary for appliances with 3-pronged plugs. There are three ways to correct this defect: install a 2-hole receptacle; run a new grounding wire to the outlet; or install a GFCI receptacle.

There were several closets/attic with exposed light bulb fixtures. We recommend that proper light fixtures with globes be installed as needed. Incandescent light fixtures should be used in closets only when located over the door or on the ceiling and at least 12 inches from storage areas. Exposed bulbs and pendant lights should not be used. We suggest that fluorescent lights be used in closets as they are cooler and require only 6 inches clearance from storage areas.

The number of outlets or receptacles available for use was less than required in new construction. We recommend that additional outlets be added as needed for convenience and safety.

Ground - Fault - Protection

We found several GFCI protected outlets. They are relatively inexpensive and provide an important margin of safety. We recommend as an upgrade that Ground-Fault-Circuit-Interrupter protection be provided in the required locations. The GFCI outlets we checked operated properly.

GFCI: Ground Fault Circuit Breakers are especially sensitive circuit breakers designed to protect the user from electric shock. They have been required in most jurisdictions in recent years in bathroom, exterior, and garage outlets (except those in a designated appliance location -- such as for laundry equipment). Recent regulations also require GFCI breakers for all outlets within 6 feet of a kitchen sink. Two types of GFCI breakers are available: circuit breaker and receptacle. The receptacle style GFCI is preferred as it is easier to find and reset when the breaker trips. A single GFCI receptacle may be wired to protect other outlets on the same circuit.

General

Repairs to the electrical system should only be performed by a licensed electrical contractor in accordance with current electrical codes.

Recommendations

- Provide proper ground to outlets as noted.
- Properly cover all exposed connections.

PLUMBING SYSTEM

Supply

The water supply piping was primarily copper with some galvanized steel. Copper piping is considered superior to galvanized steel as it is less susceptible to the accumulation of mineral deposits which can reduce water flow.

With age, reduced water flow can occur in galvanized piping as a result of mineral deposits that form, creating a restriction. The extent to which this occurs depends on the type of water and the age of the piping. In some areas galvanized piping becomes clogged after only a few years. In other areas it can last 80 to 100 years without significant flow reduction. In the course of remodeling it is generally best to replace it with copper, at least in the portions that are modified. Complete replacement may eventually be necessary.

The water pressure was measured at an outside hose faucet and was found to be 95 pounds. Pressures between 30 and 80 pounds is considered to be in the normal range.

This pressure is somewhat high. Excessive pressure can cause premature wear and damage the piping, as well as fixtures and appliances. We suggest that the installation of a water pressure regulator be considered to lower the pressure to the normal range. Regulators are normally required in new construction when the pressure exceeds 80 pounds.

The main shutoff valve for the water supply was at the front of the house.

The accessible water supply piping was not insulated. We suggest that the accessible hot water piping be insulated for energy efficiency.

An operational examination of garden or lawn sprinkler systems is beyond the scope of our inspection.

Traps, Drains, and Vents

The drain, waste, and vent pipes were cast iron and copper. The main drain lines exited under the house at the front. The accessible drain pipes appeared to be adequately sloped and supported. Functional drainage was adequate at the time of the inspection. The condition of the underground waste pipes could not be determined from visual inspection. We cannot determine how well the system will drain in the future.

The hall bathtub waste piping ran downward after the trap creating an S-trap. We recommend that this piping be repaired by a qualified plumber. S-traps can cause the water in the trap to be drawn out, allowing sewer gas to enter the living space.

A trap is a U-shaped drainline required on all plumbing fixtures, such as sinks, showers, tubs, and clothes washer drain pipes. The trap holds water to block sewer gas, which can flow up from the main sewer piping into the building. Sewer gas (methane) may have an odor or it may be odorless and it can be explosive. If the piping is not properly configured the water can be siphoned out, allowing sewer gas into the building. The horizontal pipe or "arm" after the trap should flow downward at a gentle slope (1/4 inch per foot) to the vertical drain-vent connection.

Gas Meter

The gas meter was on the outside, right side of the house. The gas shutoff valve was on the vertical pipe to the left of the meter. To shut off the gas turn the valve 90 degrees (either way or until it is at a right angle to the pipe). We recommend that a large wrench be stored near the valve to turn the gas off quickly in an emergency.

Water Heater

The gas fired water heater was located in the basement. This water heater was manufactured by American, it had a 40 gallon capacity. The water heater was equipped with seismic restraints to prevent movement during an earthquake. This water heater had a Temperature/Pressure relief valve. The TPR valve discharge pipe was not routed to the exterior as is typically required. As an upgrade we recommend that a proper discharge pipe be installed to the exterior of the building or to an approved drain.

A Temperature Pressure Relief valve is a safety valve which releases excess pressure from the water heater in the event the regulator fails, causing the water heater to overheat. It is an important safety device which can prevent a dangerous explosion. TPR valves are required for safety on all water heaters and boilers. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves should be replaced.

We observed spillage at the water heater draft diverter. Spillage typically occurs when normal venting is obstructed by improper configuration, improper vent piping materials, vent blockage, or insufficient combustion air. The flue gases, which contain hazardous byproducts of combustion, can spill from the draft diverter, or draft hood, at space and water heating systems. This condition is potentially hazardous and should be corrected immediately.

The water piping above this water heater was not bonded as is required in new installations. We recommend that proper bonding clamps and wiring be installed for electrical safety.

The purpose of bonding to prevent the accidental flow of electrical current through the water supply or gas piping should there be an accidental short in the electrical system. The standard procedure in new installations is to install grounding clamps on both the hot and cold water piping above the water heater, and on the gas supply piping. These three clamps are then connected with a single copper wire.

Special care should be taken to avoid storing combustible materials (flammable liquids, clothing or other items which could burn) near the water heater, furnace and any other gas-fired appliances.

The life span of a water heater can be extended by periodically removing the sediment that builds up in the tank. Attach a garden hose to the drain valve at the bottom and open the valve until the water runs clear. This may cause the valve to drip, which can be stopped by installing a plastic cap. The temperature adjustment control should be kept in the middle range. The water temperature should never be set hot enough to scald someone accidentally.

Recommendations

- Eliminate venting spillage at the water heater.

HEATING SYSTEM

Furnace

A gas-fired, forced-air furnace manufactured by Day Night was installed in the basement. It had an input capacity of 110,000 BTU's. This unit was controlled by a thermostat which appeared to function properly. The thermostat was located in the hall.

This furnace was equipped with a fan-powered, induced-draft, venting system. The purpose of the fan is to draw the exhaust fumes through the heat exchanger to increase furnace efficiency. This type of furnace will not allow for inspection of the heat exchanger and was not inspected.

Most newer furnaces have induced draft venting to improve efficiency. These furnaces are called "plus 80" because they extract over 80% of the heat in the fuel. It may be possible to improve venting effectiveness by modifying the piping material or configuration. We recommend that inducers be checked annually by a qualified heating contractor as part of routine servicing.

The furnace air filter was behind the lower panel of the furnace, at the blower compartment.

Air filters prevent the accumulation of dust and dirt on the blower fan blades which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced air flow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure. Filters are required in air conditioning systems to prevent dust or dirt accumulation on the evaporator coils.

This house has a outside make-up air intake. This is used to provide fresh outside air to the house.

Heat Distribution

Warm air was provided to the individual rooms by registers in the floor space from insulated ducts.

The sheet metal ducting was wrapped with what appeared to be an asbestos paper covering.

Recommendations

- None